

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



2200100042813CC 529
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION 2004
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974
PLANNING AND ZONING

H*JFSMS

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING IS RESPECTFULLY APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #11 ON CHURCH OF JESUS CHRIST ALMIGHTY, WHICH APPROVED THE FOLLOWING:

THE APPLICANT IS REQUESTING A MODIFICATION OF A CONDITION OF A PREVIOUSLY APPROVED RESOLUTION TO ALLOW THE APPLICANT TO SUBMIT A NEW SITE PLAN FOR A NEW SANCTUARY ADDITION FOR AN EXISTING RELIGIOUS FACILITY.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.
LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.35 ACRES

THIS ITEM WILL BE DEFERRED AT THE SEPTEMBER 30,

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 10/21/2004
THURSDAY
TIME 9:30 AM

22001000428 BCC 529
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA
PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

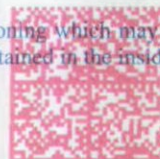
APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

PRESORTED
FIRST CLASS



02 1A
0004332037

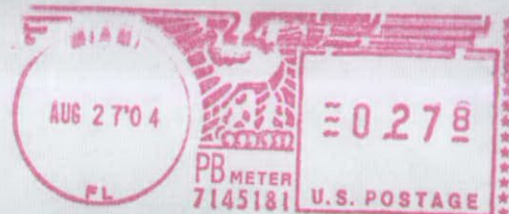
\$ 00.00

MAILED FROM ZIP CODE 33312

MI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2001000428 BCC 528
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

64JFSMS

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING IS RESPECTFULLY APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #11 ON CHURCH OF JESUS CHRIST ALMIGHTY, WHICH APPROVED THE FOLLOWING:

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PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.
LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.35 ACRES

THE SEPTEMBER 23, 2004 MEETING WAS CANCELLED. THIS

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 09/30/2004
THURSDAY
TIME 9:30 AM

22001000428 BCC 528
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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PRESORTED
FIRST CLASS



02 1A
0004332037

\$ 00.00⁰⁰

AUG 2004

MAILED FROM ZIP CODE 33312

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



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U.S. POSTAGE

Z2001000428 BCC 528
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOTIFIED BY THIS NOTICE OF THE PUBLIC HEARING OF THE DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, FOR FURTHER INFORMATION, PLEASE CALL 305-375-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

OR FILED IN WRITING PRIOR TO THE MEETING DATE. REFER TO HEARING NUMBER 01-428. MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, SUITE 1110, MIAMI FLORIDA 33128-1974.

HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST ALMIGHTY

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PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.
LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.35 ACRES

HEARING WILL BE HELD IN THE DADE MIAMI-DADE COUNTY-STEPHEN P. CLARK CT BOARD OF COUNTY COMMISSIONERS COUNTY COMMISSION CHAMBERS, 2ND FLOOR 111 NW 1ST. STREET MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 06/24/2004
THURSDAY
TIME 9:30 AM

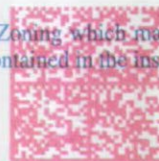
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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PRESORTED
FIRST CLASS



02 1A
0004314933

\$ 00.00⁰⁰

MAY 22 2004

MAILED FROM ZIP CODE 3312

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

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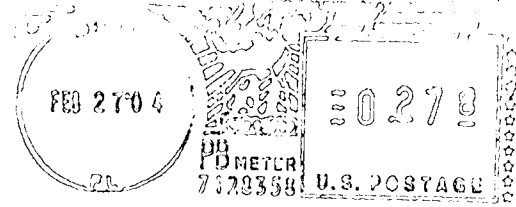
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

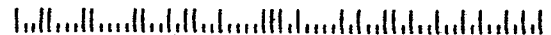
POSTAGE
FIRST CLASS



Z2001000428 C11 528
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST APOSTLES

THE APPLICANT IS REQUESTING A MODIFICATION OF A CONDITION OF A PREVIOUSLY APPROVED RESOLUTION TO ALLOW THE APPLICANT TO SUBMIT A NEW SITE PLAN FOR A NEW SANCTUARY ADDITION FOR AN EXISTING RELIGIOUS FACILITY.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.35 ACRES

THIS ITEM WAS DEFERRED FROM FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD AT THE
WEST KENDALL REGIONAL LIBRARY
10201 HAMMOCKS BOULEVARD
MIAMI, FLORIDA 33196

COMMUNITY ZONING APPEALS BOARD
DATE 04/01/2004
THURSDAY
TIME 7:00 PM

Z2001000428 C11 528
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2001000428 C11 527
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

HGRYTM5 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 01-428
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CONDITION OF A PREVIOUSLY APPROVED RESOLUTION TO
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A NEW SANCTUARY ADDITION FOR AN EXISTING RELIGIOUS
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PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
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LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY,
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SIZE OF PROPERTY: 3.35 ACRES

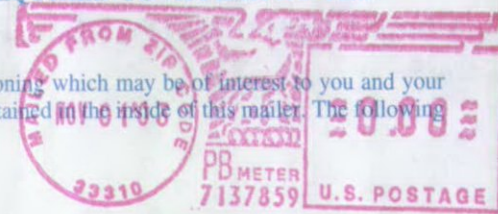
HEARING WILL BE HELD AT THE
ARVIDA MIDDLE SCHOOL
10900 SW 127 AVENUE
MIAMI, FLORIDA 33186

COMMUNITY ZONING APPEALS BOARD 1
DATE 12/02/2003
TUESDAY
TIME 7:00 PM

22001000428 C11 527
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
 - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
 - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



3

1-7-04

Z2001000428 C11 1050
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128-1974



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST ALMIGHTY

THE APPLICANT IS REQUESTING A MODIFICATION OF A CONDITION OF A PREVIOUSLY APPROVED RESOLUTION TO ALLOW THE APPLICANT TO SUBMIT A NEW SITE PLAN FOR A NEW SANCTUARY ADDITION FOR AN EXISTING RELIGIOUS FACILITY.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 12200 SW 56 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.35 ACRES

HEARING WILL BE HELD AT THE
ARVIDA MIDDLE SCHOOL
10900 SW 127 AVENUE
MIAMI, FLORIDA 33186

COMMUNITY ZONING APPEALS BOARD 1
DATE 01/07/2004
WEDNESDAY
TIME 7:00 PM

THIS ITEM WAS DEFERRED FROM THE DECEMBER 2, 2003 MEETING OF THIS BOARD TO A WRONG LOCATION: FELIX VARELA SCHOOL. THE CORRECT MEETING LOCATION WILL BE AT THE ARVIDA MIDDLE SCHOOL.

22001000428 C11 1050
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.



MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

RETURN SERVICE
REQUESTED

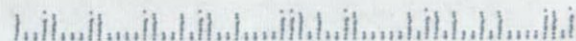
PRESORTED
FIRST CLASS



Z2001000428 C11 532
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ENCLP

AUMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 01-428
APPLICANT NAME: CHURCH OF JESUS CHRIST THE

ALMIGHTY
THE APPLICANT IS REQUESTING A MODIFICATION OF A
PREVIOUSLY APPROVED PLAN FOR A RELIGIOUS FACILITY
ON THIS SITE, AND ACCOMPANYING NON-USE VARIANCES.

SIZE OF PROPERTY: 0.14 ACRE

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE
ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC
HEARING.

LOCATION: 12200 S.W. 56 STREET, MIAMI-DADE COUNTY,
FLORIDA.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING
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ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
FELIX VARELA HIGH SCHOOL
15255 S.W. 96 STREET
MIAMI, FLORIDA 33196

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

22001000428 C11 532
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

THE FOLLOWING HEARING WAS DEFERRED FROM 9/30/04 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39
BCC
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

✓

THE FOLLOWING HEARING WAS DEFERRED FROM 1/7/04 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39
BCC
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

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LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/7/04 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

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LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/2/03 TO THIS DATE:

HEARING NO. 03-12-CZ11-1 (01-428)

25-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

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LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.35 Acres

PRESENT ZONING: GU (Interim)



APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

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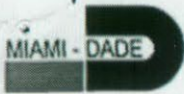
LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.14 Acres

PRESENT ZONING: GU (Interim)

Type Ad





**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000428

BOARD: BCC

LOCATION OF SIGN: 12200 SW 56 ST

Miami Dade County, Florida

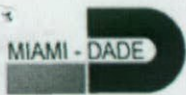
Date of Posting: 28-SEP-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000428

BOARD: BCC

LOCATION OF SIGN: 12200 SW 56 ST

Miami Dade County, Florida

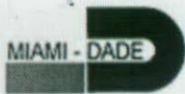
Date of Posting: 09-SEP-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000428

BOARD: BCC

LOCATION OF SIGN: 12200 SW 56 ST

Miami Dade County, Florida

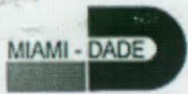
Date of Posting: 01-JUN-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000428

BOARD: C11

LOCATION OF SIGN: 12200 SW 56 ST

Miami Dade County, Florida

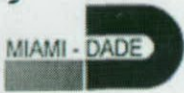
Date of Posting: 09-MAR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

FELIX ACOSTA

PRINT NAME:



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2001000428

BOARD: C11

LOCATION OF SIGN: 12200 SW 56 ST Miami FL

Miami Dade County, Florida

Date of Posting: 12-NOV-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

Cleveland Thompson

PRINT NAME: _____

CLEVELAND THOMPSON

C photo of posting

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-428 HEARING DATE 9-30-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 9/28/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 8/26/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 8/26/04

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-428 HEARING DATE 6-27-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 5-20/09

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 5/20/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 5/21/04

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-428 HEARING DATE 4/1/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 02/27/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 2/27/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 2/27/04

C-11

C-11

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01-428
C-11

HEARING DATE 1-7-2004

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 12/4/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 12-04-03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 12/04/03

C-11

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 01- 428 HEARING DATE 12/2/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☐ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 10/31/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 10/31/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 10/31/03

BCC

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

RE: HEARING No. 01-428

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: _____

Date: _____

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: _____

Date: _____

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: _____

Date: _____

AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

RE: HEARING No.

01-428

C-11

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

[Signature]

Date:

12/24/2001

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

1/04/02

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

[Signature]

Date:

BCE - 21-04

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 21st day of October, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ12-2 (03-318)

APPLICANT: A WALK IN GALLOWAY PARK, INC.

A WALK IN GALLOWAY PARK, INC. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:
EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

ZONING HEARING

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TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ12-2 (03-318)

APPLICANT: A WALK IN GALLOWAY PARK, INC.

A WALK IN GALLOWAY PARK, INC. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-7-CZ14-2 (04-35)

APPLICANT: DRI, INC.

The applicant is appealing the decision of Community Zoning Appeals Board #14 on DRI, INC., which denied the following:

(1) EU-1 to EU-M

(2) Applicant is requesting to permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan", as prepared by DRI, Inc. dated received 2/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, DUKE ESTATES, Plat book 116, Page 86.

LOCATION: The Northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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MIAMI-DADE
COUNTY

ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, SEPTEMBER 30, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. TCAG L.L.C. (03-242)

Location: Lying north of theoretical SW 135 Street and west of theoretical SW 132 Avenue, Miami-Dade County, Florida (4.99 Gross Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #11 which denied the following:

The applicant is requesting a zone change from interim district to conditional industrial district, and to permit a lot with an area with less acres than required, on this site.

2. CHURCH OF JESUS CHRIST ALMIGHTY (01-428)

Location: 1220 SW 56 Street, Miami-Dade County, Florida (3.35 Acres).

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #11 on Church of Jesus Christ Almighty, which approved the following:

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA**LEGAL NOTICE**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 30th day of September, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 04-5-CZ11-3 (03-242)

APPLICANT: TCAG L. L. C.

TCAG L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #11 which denied the following:

- (1) GU 10 IU-C
- (2) Applicant is requesting to permit the zoning of a tract of land with an area of 4.99 gross acres (a minimum of 10 acres required for platting or rezoning).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: The north ½ of the SE ¼ of the SE ¼ of the SW ¼ in Section 14, Township 55 South, Range 39 East.

LOCATION: Lying north of theoretical S.W. 135 Street and west of theoretical S.W. 132 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CC-2 (02-135)

APPLICANT: PALMS CONVALESCENT CARE, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing non-conforming use; to wit: a 25-bed expansion to a nursing home.
- (2) Applicant is requesting to permit a lot coverage of 48% (40% maximum allowed).
- (3) Applicant is requesting to permit a landscape buffer varying from 2' to 5' greenbelt (7' buffer required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Plaza North Nursing and Rehabilitation Center," as prepared by Russell Mackenzie and Associates, P. A., dated received 5/15/02 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 201 and 202, of ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14601 N.E. 16 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-4-CZ5-1 (03-353)

APPLICANTS: COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBIL

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, JUNE 24, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CHURCH OF JESUS CHRIST ALMIGHTY (01-428)**

Location: 12200 SW 56 Street, Miami-Dade County, Florida
(3.35 Acres).

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #11 on Church of Jesus Christ Almighty, which approved the following:

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

2. **WEST KENDALL HOLDINGS L.L.C. (03-369)**

Location: The southwest corner of SW 88 Street (N. Kendall Drive) & SW 158 Court, Miami-Dade County, Florida
(158.12 Acres).

The applicant is requesting a substantial deviation determination pursuant to section 380.06(19) of the Florida Statutes with respect to the following amendments & requests: Modifications of general provisions of Development of Regional Impact of resolutions, conditions, and paragraphs of covenants, to allow applicant to increase/decrease approved & new uses, extend build out date, submit revised site plans for new hospital, reduction of retail area, number of hotel rooms, and senior assisted living facility or, alternatively, senior residential building, increase theatre size, reconfiguration of the lakes, approval for dining & valet parking, ensure build out date for portion of N. Kendall Drive; unusual use to permit outdoor dining & table service in connection with restaurants; special exception for residential uses in a special business district, and an accompanying request, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

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MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 24th day of June, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ11-5 (03-369)

APPLICANT: WEST KENDALL HOLDINGS L. L. C.

(1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(2) MODIFICATION of General Provisions of Development of Regional Impact Resolution No. Z-6-01, reading as follows:

TYPE OF DEVELOPMENT:

FROM: "A multi-use development consisting of office, retail, community medical facility/wellness center, community/youth center, home for the aged (senior assisted living facility), hotel, movie theatre, and a public transportation terminal (Metrobus terminals for multiple routes)."

TO: "A multi-use development consisting of office, retail, hospital, community/youth center/municipal use, hotel, movie theater, home for the aged (senior assisted-living facility) or alternatively a senior residential building, and a public transportation terminal (Metrobus terminals for multiple routes)."

GENERAL DESCRIPTION:

FROM: "The applicant is requesting approval of a multi-use development project entitled 'The Kendall Town Center,' consisting of 500,000 square feet of office/community medical facility/wellness center; 1,350,000 square feet of retail; 100,000 square feet of community youth center/municipal uses; 10-12 screen 2,400-seat movie theatre; a 220-room hotel; a 200-bed home for the aged (senior assisted living facility); and a public transportation terminal (Metrobus terminals for multiple routes). The applicant is also requesting to rezone the subject property from GU (Interim District) to BU-2 (Special Business District and BU-3 (Liberal Business District)."

TO: "The applicant is requesting approval of a multi-use development project entitled 'The Kendall Town Center,' consisting of up to 350,000 square feet of office space; up to 50,000 square feet of community/youth center/municipal use (including a police substation or mini-station); up to 750,000 square feet of retail use (including restaurants); an up to 24- screen 4,300-seat movie theatre including ancillary uses; up to 145 hotel rooms; an up to 300-bed hospital (said hospital not designed to serve the citizens of more than one county) with ancillary uses; an up to 200-bed/unit home for the aged (senior assisted living facility) or, alternatively, an up to 125-unit senior residential building; and a public transportation terminal (Metrobus terminals for multiple routes). The property is zoned BU-2 (Special Business District), in part, and BU-3 (Liberal Business District), in part. The property is intended to be used for those uses generally permitted in those zoning districts, as specifically provided herein."

OWNER:

FROM: "Gunhild Milner, et al."

TO: "West Kendall Holdings L. L. C."

DEVELOPER:



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 11
Thursday, April 1, 2004 - 7:00 p.m.
WEST KENDALL REGIONAL LIBRARY
10201 Hammocks Blvd., Miami, Florida

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CHURCH OF JESUS CHRIST ALMIGHTY (01-428)**

Location: 12200 SW 56 Street, Miami-Dade County, Florida (3.35 Acres).

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility, on this site.

2. **DEL CAR INVESTMENTS, INC. (03-267)**

Location: Lying 800' east of SW 132 Avenue, between SW 132 Street and SW 136 Street, Miami-Dade County, Florida (15 Acres).

The applicant is requesting a zone change from conditional industrial district to light industrial manufacturing district and minimum apartment house district, approvals to permit a townhouse development and lots with front setbacks to be less than required from property lines. Also requesting approval to permit driveways within an official right-of-way where is not permitted, on this site.

3. **ANTONIO J. CHALJUB (02-132)**

Location: 14521 SW 71 Lane, Miami-Dade County, Florida (10,550.27 sq. ft.).

The applicant is requesting approvals to permit an accessory structure and additions to a single-family residence setbacks to be less than required from property lines, to permit an accessory structure in front of the principal building where is not permitted, and to permit the residence with a greater lot coverage than permitted, on this site.

4. **ELMER & MORAG BECKETTE (03-255)**

Location: The southwest corner of SW 160 Street & SW 152 court, A/K/A: 15250 SW 160 Street, Miami-Dade County, Florida (2.61 Gross Acres).

The applicants are requesting a zone change from interim district to single-family modified estate district, approvals to permit lots with less frontages, less lot areas, and with less lot depths than required. Also requesting approvals to permit accompanying requests, on this site.

5. **TRAILWALK L.L.C. (03-346)**

Location: Lying west of theoretical SW 127 Avenue, between theoretical SW 132 Street and SW 136 Street, Miami-Dade County, Florida (30.33 Acres).

The applicant is requesting to permit a townhouse development units setbacks to be less than required from property lines, and from the edge of pavement. Also requesting to permit driveways within an official right-of-way where is not permitted, on this site.

6. **MANUEL A. SOLAUN & PILAR BOSCH (03-352)**

Location: 15615 SW 42 Terrace, Miami-Dade County, Florida (125' X 115').

The applicants are requesting to permit a swimming pool, and additions to an existing single-family residence setbacks to be less than required from property lines, on this site.

7. **ALBERT & MICHELLE TOURIZ (03-371)**

Location: 10236 SW 159 Avenue, Miami-Dade County, Florida (60.1' X 100').

The applicants are requesting to permit an existing single-family residence, and an addition to the residence setback to be less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 11 will hold a Public Hearing on the following items on **Thursday, the 1st day of April, 2004 at 7:00 p.m. in the WEST KENDALL REGIONAL LIBRARY, 10201 Hammocks Blvd., Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida.** Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/8/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 58 Street, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ11-1 (03-267)

APPLICANT: DELCAR INVESTMENTS, INC.

(1) IU-C to IU-1

REQUEST #1 ON PARCEL "A"

(2) IU-C to RU-3M

(3) Applicant is requesting a townhouse development with units setback 11' from the rear property lines (15' required).

(4) Applicant is requesting a townhouse development with units setback 24' (25' required) from the edge of the pavement.

(5) Applicant is requesting driveways within 25' of the official right-of-way (not permitted).

REQUESTS #2 - #5 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tuscany Village II by Lennar Homes," as prepared by Oliva-Meoz, Architects & Planners, Inc., dated 9/18/03 revision signed & sealed 1/12/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: **PARCEL "A":** The north 483.19' of the east ½ of the east ½ of the SW ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East. **AND: PARCEL "B":** The east ½ of the east ½ of the SW ¼ of the SE ¼ of Section 14, Township 55 South, Range 39 East, less the north 483.19' thereof.

LOCATION: Lying west of theoretical S.W. 129 Avenue, between theoretical S.W. 132 Street & S.W. 138 Street, Miami-Dade County, Florida.

HEARING NO. 04-4-CZ11-1 (02-132)

APPLICANT: ANTONIO J. CHALJUB

(1) Applicant is requesting to permit an accessory structure located in front of the principal building (not permitted) and setback varying from 18.5' to 23.83' (75' required) from the front (S/y) property line and setback 3.83' (7.5' required) from the interior side (east) property line.

(2) Applicant is requesting to permit additions to a single family residence setback a minimum of 3'10" from the interior side (west) property lines (7'8" required).

(3) Applicant is requesting to permit additions to a single family residence setback 14'6" (25' required) from the rear (north) property line.

(4) Applicant is requesting to permit a single family residence with a lot coverage of 42.6% (maximum 35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Additions to Chaljub Residence," preparer unknown, consisting of 13 pages and dated 10/21/03 and one page dated 2/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 16, KENDALE LAKES NORTH, SECTION 2, Plat book 94, Page 3 &

C-11

Jan. 7, 2004



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 11
Wednesday, January 7, 2004 - 7:00 p.m.
ARVIDA MIDDLE SCHOOL
10900 SW 127 AVENUE, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **CHURCH OF JESUS CHRIST ALMIGHTY (01-428)**

Location: 12200 SW 56 Street, Miami-Dade County, Florida
(3.35 Acres).

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility, on this site.

2. **VICTOR & AURORA REYES (01-326)**

Location: 5756 SW 149 Place, Miami-Dade County, Florida (45' X 90').

The applicants are requesting a non-use variance to permit a bedroom bath addition to setback less than required from property line, and accompanying non-use variances, on this site.

3. **FRANCISCO MORILLO (02-37)**

Location: 9041 SW 147 Court, Miami-Dade County, Florida
(46.6' X 62').

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence, on this site.

4. **JAVIER ECHEVERRI (02-137)**

Location: 14730 SW 90 Terrace, Miami-Dade County, Florida
(.056 Acre).

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit plans showing an existing roofed terrace utility room & enclosed garage addition to a zero lot line residence, on this site.

5. **HENRY & PIEDAD PACHECO (03-227)**

Location: 10809 SW 143 Court, Miami-Dade County, Florida
(5,743 sq. ft.).

The applicants are requesting approval to permit a zero lot line residence setbacks to be less than required from the north and south property lines, and accompanying non-use variances, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

W www.herald.com | THE HERALD | THURSDAY, DECEMBER 11, 2003 | 5

call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the City of Miami Gardens provide equal access and equal opportunity in employment and do not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

If a person decides to appeal any decision made by the City Council of the City of Miami Gardens with respect to any matter considered at its hearing, they will need a record of the proceedings and, such purpose, may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Publication of this Notice on the 16 day of December 2003.
12/16

03-3-23/418271M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 11 will hold a Public Hearing on the following items on Wednesday, the 7th day of January, 2004 at 7:00 p.m. in the ARVIDA MIDDLE SCHOOL, 10900 SW 127 Avenue, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 02-2-CZ11-3 (01-326)

APPLICANTS: VICTOR & AURORA REYES

- (1) Applicant is requesting to permit a residence setback 4' from the interior side (south) property line (10' required).
- (2) Applicant is requesting to permit a roofed terrace addition to setback 7' from the rear (west) property line and to setback 4' from the interior side (south) property line (10' required from each).
- (3) Applicant is requesting to permit a utility shed to setback 1' from the rear (west) property line and 0' from the interior side (north) property line (5' required from each).
- (4) Applicant is requesting to permit a lot coverage of 77% (50% permitted).
- (5) Applicant is requesting to permit a utility shed spaced 6' from the residence (10' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Victor Reyes," as prepared by Jose A. Martinez, dated received Sept. 7, 2001 & Sept. 27, 2001 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 2 of CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5756 S.W. 149 Place, Miami-Dade County, Florida.

HEARING NO. 02-4-CZ11-5 (02-37)

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo

ZONING HEARING

MIAMI-DADE
COMMUNITY ZONING APPEALS BOARD - 11
Tuesday, December 2, 2003 - 7:00 p.m.
ARVIDA MIDDLE SCHOOL
10900 SW 127 AVENUE, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. CHURCH OF JESUS CHRIST ALMIGHTY (01-428)

Location: 12200 SW 56 Street, Miami-Dade County, Florida (3.35 Acres).

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility, on this site.

2. SKY VISTA LIQUOR, INC. (02-64)

Location: 14754-56 SW 56 Street, Miami-Dade County, Florida (7.48 Acres).

The applicant is requesting a non-use variance to permit a liquor package store year-round sales on Sundays, on this site.

3. MEGA DISCOUNT LIQUOR #1, INC. (02-130)

Location: 14657 SW 56 Street, Miami-Dade County, Florida (6.6 Acres).

The applicant is requesting a non-use variance to permit a liquor package store year-round sales on Sundays, on this site.

4. ARMANDO ABAD (02-183)

Location: 4355 SW 129 Place, Miami-Dade County, Florida (0.08 Acre).

The applicant is requesting a non-use variance to permit an addition to a town-house residence setback, to be less than required from property line, and an accompanying non-use variance, on this site.

5. ST. LUKE THE PHYSICIAN EPISCOPAL CHURCH (02-357)

Location: 12355 SW 104 Street, Miami-Dade County, Florida (1.93 Net Acres).

The applicant is requesting a modification of a condition of previously approved resolutions to permit a revised site plan for a previously approved religious facility showing the addition of a multi-purpose room, and an accompanying non-use variance, on this site.

6. RICARDO F. JOVELLAR (03-38)

Location: 14635 SW 51 Street, Miami-Dade County, Florida (0.11 Acre).

The applicant is requesting approvals to permit a zero lot line residence to be setback less than required from property line, and a wall higher than permitted, on this site.

7. PHILIP CARRIE (03-144)

Location: 13200 SW 107 Street, Miami-Dade County, Florida (8,942 sq. ft.).

The applicant is requesting approvals to permit a single-family residence, and an addition to the single-family residence, to be setback less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

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Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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Public Notices & Hearings

SUBJECT PROPERTY: Lots 1 & 12, Block 7 and the west ½ of a 20' alley, WESTON VILLAGE, Plat book 48, Page 42.
LOCATION: 18975 N.W. 2 Avenue, City of Miami Gardens, Florida.

In accordance with Section 316 of the City of Doral Code, decisions of the City Council are appealable. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Council.

Anyone wishing to appeal any decision made by the Doral City Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 11 day of November 2003.
11/11

03-3-16/410057M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 11 will hold a Public Hearing on the following items on Tuesday, the 2nd day of December, 2003 at 7:00 p.m. In the ARVIDA MIDDLE SCHOOL, 10900 SW 127 Avenue, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 688-4407 at least five days in advance.

HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/5/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-2 (02-64)

APPLICANT: SKY VISTA LIQUOR, INC.

NON-USE VARIANCE OF ZONING REGULATIONS prohibiting liquor package stores from selling alcoholic beverages on Sunday except during the month of December; to waive same to permit year-round sales on Sundays.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 3, Block 1, WEST MILLER PLAZA, Plat book 136, Page 96.

LOCATION: 14754-SW 56 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-3 (02-130)

APPLICANT: MEGA DISCOUNT LIQUORS #1, INC.

NON-USE VARIANCE OF ZONING REGULATIONS prohibiting liquor package stores from selling alcoholic beverages on Sundays except during the month of December; to waive same to permit year-round sales on Sundays.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Tract "A", BIRD LAKES PLAZA, Plat book 135, Page 88, less the west 175' of the south 205' thereof. ALSO LESS: The east 212' of the south 200' of Tract "A", of BIRD LAKES PLAZA, Plat book 135, page 88.

LOCATION: 14657 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-4 (02-163)

APPLICANT: ARMANDO ABAD

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an addition to a townhouse residence setback 9' (20' required) from the rear (east) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 500 sq. ft. rear patio area of a townhouse to be enclosed with a privacy wall; to waive same.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization of Family & Bathroom New Utility Room," as prepared by El-Sid Engineers, dated received 8/3/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30, Block 5, ROYALE GREEN TOWNHOUSE, SECTION 2, Plat book 89, Page 65.

LOCATION: 4355 S.W. 129 Place, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-5 (02-357)

APPLICANT: ST. LUKE THE PHYSICIAN EPISCOPAL CHURCH

- (1) MODIFICATION of Condition #4 of Resolution 4-ZAB-148-83 and further modified by Resolution CZAB11-8-02, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'St. Luke's Episcopal Church,' as prepared by Richard C. Reilly, A. I. A., dated revised 4-5-83 on Page 1 and dated revised 3-17-83 on Pages 2 and 3; a survey is also on file as prepared by Biscayne Engineering Company, Inc., dated Oct. 27, 1982; and plans entitled 'Sprint PCS Zoning Drawings Proposed Bell Tower Transceiver Base Station,' consisting of 4 sheets as prepared by Arcadis, Garaghty & Miller, dated received 11-21-01."

TO: "4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Multi-purpose Room Addition,' as prepared by Neville & Assoc., P. A., Architect, consisting of 4 sheets, Sheets A-1 & L-1 dated last revised 4/8/03 and Sheets A-2 & A-3 dated 11/7/02."

The purpose of this request is to permit a revised site plan for a previously approved religious facility showing the addition of a multi-purpose room.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit the aforementioned multi-purpose room setback 57.84' from the interior side (north) property line. (75' required) (67' previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing), and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The SW ¼ of the SW ¼ of the SE ¼ of the SW ¼, LESS the south 55' and the west 25', lying and being in Section 1, Township 55 South, Range 39 East.

LOCATION: 12355 S.W. 104 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-6 (03-36)

APPLICANT: RICARDO F. JOVELLAR

- (1) Applicant is requesting to permit a zero lot line residence setback varying from 5.08' to 5.92' from the interior side (west) property line (The underlying zoning district regulation requires 10').
- (2) Applicant is requesting to permit an 8' high wall (The underlying zoning district regulation permits 6' maximum height).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition to the Residence of Mr. and Mrs. Jovellar," as prepared by Eusebio M. Mora, consisting of 7 sheets, stamped and sealed on 4/18/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 14, BIRD LAKES SOUTH, SECTION 3, Plat book 135, Page 87.

LOCATION: 14635 S.W. 51 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ11-7 (03-144)

APPLICANT: PHILIP CARRIE

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 12.5' (25' required) from the rear (south) property line.
- (2) Applicant is requesting approval to permit a single family residence setback a minimum of 20' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Covered Terrace for Phillip Carr," as prepared by Ruben J. Pujol, Archt., consisting of 1 sheet, dated, signed and sealed 4/29/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, CALUSA CONDOR, Plat book 117, Page 8.

LOCATION: 13200 S.W. 107 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 11 day of November 2003.

11/11

03-3-17/410059M

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